



An
Bord
Pleanála

Board Order
ABP-316992-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23B/0070

Appeal by Maurice Micheau care of Ger Fahy Planning of Mulhussey, Maynooth, County Kildare against the decision made on the 18th day of April, 2023 by South Dublin County Council to grant subject to conditions a permission to Gary Connolly of 12 Mountdown Road, Manor Estate, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of pedestrian gate from rear garden onto Limekiln Close at 12 Mountdown Road, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the scale and design of the development proposed to be retained, and the pattern of existing development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity, would not present a pedestrian safety hazard, and would not conflict with the objectives of the South Dublin County Development Plan 2022-2028. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity and to ensure that the development is in accordance with the permission and that effective control is maintained.

2. The use of the development, as outlined in the plans and particulars lodged with the planning application, shall be for pedestrian access purposes only.

Reason: In the interest of the proper planning and sustainable development of the area.

3. The developer shall reinstate the existing boundary wall in the vicinity of the access gate at Limekiln Close to match the existing wall within a period of three months of the date of this Order, or within an alternative period as agreed with the planning authority.

Reason: In the interest of visual amenity.


Stephen Bohan

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 5th day of September, 2023.